

GENERAL NOTES

1 Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited

2 The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots

3 Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways

4 Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions

FLOOD STATEMENT

According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0555J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

CERTIFICATE OF APPROVAL

This plat was approved by the Collin County Commissioners court
On the ____ day of _____, 2011

Collin County Judge

OWNER'S CERTIFICATION

WHEREAS D.R. Horton - Texas, Ltd is the owner of that parcel of land situated in Collin County, Texas and being a part of the Drury Anglin Survey, Abstract Number 2, and being all of Lots 10 and 11, Block 2, Caddo Creek Estates, an addition to the County of Collin, Texas as recorded in Cabinet Q, Page 137, Collin County Map Records, and being further described as follows

BEGINNING at a five-eighths inch iron rod found for the northeast corner of said Lot 10, Block 2 and said point being at the intersection of the south right-of-way line of County Road 483 (a 120' right-of-way) with the west right-of-way line of the east leg of Caddo Creek Drive (a 50' right-of-way),

THENCE along the east line of said Lot 10, Block 2 and along the west right-of-way line of the east leg of Caddo Creek Drive as follows

Southeasterly, 31.62 feet along a curve to the right having a central angle of 90 degrees 34 minutes 58 seconds, a radius of 20.00 feet, a tangent of 20.20 feet, and whose chord bears South 43 degrees 10 minutes 48 seconds East, 28.43 feet to a five-eighths inch iron rod found for corner,

South 02 degrees 06 minutes 41 seconds West, 30.82 feet to a five-eighths inch iron rod found for corner,

Southeasterly, 215.80 feet along a tangent curve to the left having a central angle of 23 degrees 33 minutes 03 seconds, a radius of 525.00 feet, a tangent of 109.44 feet, and whose chord bears South 09 degrees 30 minutes 50 seconds East, 214.28 feet to a five-eighths inch iron rod found for corner,

South 21 degrees 26 minutes 22 seconds East, 8.52 feet to a five-eighths inch iron rod found for the southeast corner of said Lot 10, Block 2 and said point being the northeast corner of Lot 9, Block 2, of said Caddo Creek Estates;

THENCE South 68 degrees 33 minutes 38 seconds West, 261.06 feet along the south line of said Lots 10 and 11, Block 2 to a five-eighths inch iron rod found for the southwest corner of said Lot 11, Block 2, said point being at the northwest corner of said Lot 9, and said point being in the east line of Lot 2, Block 2 of said Caddo Creek Estates;

THENCE along the west line of said Lot 11, Block 2 as follows

Northwesterly, 19.08 feet along the east line of said Lot 2, Block 2 and along a non-tangent curve to the left having a central angle of 05 degrees 18 minutes 58 seconds, a radius of 205.65 feet, a tangent of 9.55 feet, and whose chord bears North 15 degrees 52 minutes 07 seconds West, 19.07 feet to a five-eighths inch iron rod found for corner,

North 18 degrees 47 minutes 16 seconds West, at 70.36 feet passing a five-eighths inch iron rod found at the northeast corner of said Lot 2, Block 2 and the southeast corner of Lot 1, Block 2 of said Caddo Creek Estates in all a total distance of 85.16 feet to a five-eighths inch iron rod in the east line of said Lot 1, Block 2;

Northwesterly, 39.99 feet along the east line of said Lot 1, Block 2 and along a tangent curve to the right having a central angle of 11 degrees 27 minutes 27 seconds, a radius of 200.00 feet, a tangent of 20.06 feet, and whose chord bears North 13 degrees 03 minutes 32 seconds West, 39.93 feet to a five-eighths inch iron rod found for corner;

North 07 degrees 19 minutes 49 seconds West, 97.80 feet along the east line of said Lot 1, Block 2 to a five-eighths inch iron rod found for corner,

Northwesterly, 44.46 feet along the east line of said Lot 1, Block 2 and along a tangent curve to the left having a central angle of 12 degrees 44 minutes 18 seconds, a radius of 200.00 feet, a tangent of 22.32 feet, and whose chord bears North 13 degrees 41 minutes 58 seconds West, 44.37 feet to a five-eighths inch iron rod found for corner;

North 20 degrees 04 minutes 07 seconds West, 101.95 feet to a five-eighths inch iron rod found for the northwest corner of said Lot 11, Block 2 and said point being at right-of-way line of County Road 483,

THENCE South 88 degrees 28 minutes 17 seconds East, 285.32 feet along the north line of said Lots 11 and 10, Block 2 and along the south right-of-way line of County Road 483 to the POINT OF BEGINNING and containing 87,668 square feet or 2.013 acres of land

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, D.R. HORTON - TEXAS, LTD., acting by and through its duly authorized agent, does hereby designate the above described property as Lot 10R, Block 2, Caddo Creek Estates and does hereby certify that it is the legal owner of the above described tract of land, and does hereby convey to the public, for public use the streets, alleys rights-of-way and any other public areas shown on this plat. The easements indicated on this plat are for the purpose of constructing, using and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof together with the right of ingress and egress.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2011

David L. Booth, an Authorized Agent for D.R. Horton-Texas, Ltd

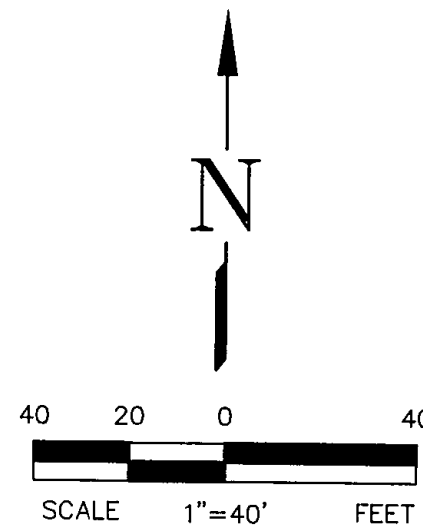
STATE OF TEXAS ~

COUNTY OF DALLAS ~

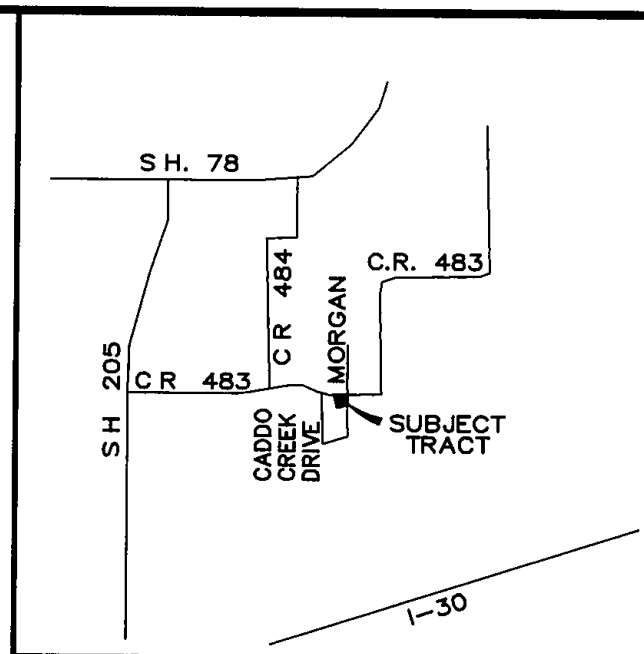
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2011.

Notary Public in and for the State of Texas



- LEGEND
- IRON ROD SET
 - 1/2" IRON ROD FOUND
 - BL BUILDING LINE SETBACK
 - UE UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - CAB CABINET
 - VOL VOLUME
 - PG PAGE
 - SE SIDEWALK EASEMENT



SURVEYORS CERTIFICATE

THAT I, Dan B. Ramsey, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

Dan B. Ramsey, R P L S. No. 4172

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on This day personally appeared Dan B. Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2011

Notary Public, State of Texas

ON-SITE SEWAGE FACILITY NOTE.

THE LOT MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES (OSSF)

A CERTIFICATE OF ELEVATION (SHOWING FINISHED FLOOR 1' + ABOVE BASE FLOOD ELEVATION) WILL BE REQUIRED FOR ANY STRUCTURE CONSTRUCTED IN THE 100-YEAR FLOODPLAIN.

MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS/ETC. NO ON-SITE SEWAGE FACILITY COMPONENTS MAY BE PLACED WITHIN, CROSS AN EASEMENT OR USE AN EASEMENT FOR SEPTAGE DISPOSAL (PER AND IN VIOLATION OF TITLE 30, CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE - UNLESS SPECIFICALLY ALLOWED IN THE SAME).

INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANDY OSSF SYSTEM

MUST OBTAIN ALL APPROPRIATE PERMITS FROM COLLIN COUNTY PRIOR TO ANY CONSTRUCTION

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO APPLICABLE HEALTH LAWS OF THE STATE OF TEXAS, THAT THE SITE EVALUATIONS SITE SEWAGE FACILITIES ARE PLANNED TO BE USED

Registered Sanitarian / Designated Representative
Collin County Development Services

WATER NOTE

NO WATER SERVICE WILL BE SUPPLIED BY LAVON WATER SUPPLY COMPANY TO ANY LOT WHOSE HOUSE FINISH FLOOR ELEVATION IS CONSTRUCTED BELOW THE 100-YEAR FLOOD PLAIN ELEVATION FOR THAT LOT

RE-PLAT
LOT 10R, BLOCK 2
CADDO CREEK ESTATES
BEING A RE-PLAT OF LOTS 10 AND 11, BLOCK 2
OF CADDO CREEK ESTATES, AN ADDITION TO THE COUNTY
OF COLLIN, TEXAS AS RECORDED IN CABINET Q, PAGE 137,
COLLIN COUNTY MAP RECORDS.
2.013 ACRES OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2;
COLLIN COUNTY, TEXAS

D.R. HORTON - TEXAS, LTD. OWNER / DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
Contact: David Booth
(214) 607-4244

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Jeff Miles
(972) 248-7676

Revised: July 28, 2011
Submitted: July 15, 2011

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